

Robin Hood Lane,



Offers Over £375,000

KLARICO Estate Agents are delighted to present this stunning 5 bedroom semi-detached property, situated within a popular part of Hall Green, Birmingham. Benefit from having a rear extension and loft conversion. Presented to an immaculate standard.

The ground floor features a rear extension to provide an open-plan living area with newly installed kitchen with access to a ground floor bathroom. A living room to the front provides a view to the front of the property. The first floor provides 3 spacious bedrooms with a bathroom. The second floor as part of the loft conversion, provides 2 bedroom along with another bathroom. This property has been completely renovated including new plumbing, new wiring, re-plastering along with newly installed fittings including the bathrooms and kitchen. A system boiler provides a water storage tank to provide sufficient water supply to all appliances including radiators, kitchen and bathroom.

Within the local proximity can be found a number of good schools and nurseries along with easy access to public transport links including rail and bus.



Robin Hood Lane,

- Semi-Detached
- 5 Bedrooms
- Loft Conversion
- Rear Garage
- System Boiler With Water Storage
- Immaculate
- Rear Extension
- Off-Road Parking
- Newly Renovated
- Chain Free

Kitchen/Diner

21'7" x 16'8" (6.6m x 5.1m)

Extended to the rear, open plan layout, wood flooring, floor tiles, wall mounted radiator, ceiling downlights, breakfast island, drainer sink with mixer tap, integrated gas cooker with oven, extractor fan, soft close storage cupboard, patio doors to rear garden, double glazed window to side

Living Room

12'9" x 10'2" (3.9m x 3.1m)

Double glazed bay window to front, wood flooring, ceiling light, wall mounted radiator

Ground Floor Bathroom

7'2" x 5'10" (2.2m x 1.8m)

Privacy double glazed window to rear, walk-in shower with thermostatic shower unit, toilet, wash basin with mixer tap, ceiling light

Bedroom 1

13'1" x 9'10" (4m x 3m)

Two velux windows, carpet, ceiling light, storage cupboard to eaves, wall mounted radiator

Bedroom 2

11'1" x 10'2" (3.4m x 3.1m)

Double glazed bay window to front, carpet, ceiling light, wall mounted radiator

Second Floor Bathroom

5'2" x 5'2" (1.6m x 1.6m)

Privacy double glazed window to rear, floor and wall tiles, shower cubicle with thermostatic shower unit, pedestal basin with mixer tap, toilet

Bedroom 3

11'1" x 10'2" (3.4m x 3.1m)

Double glazed window to rear, carpet, ceiling light, wall mounted radiator

Bedroom 4

10'2" x 7'10" (3.1m x 2.4m)

Double glazed window to rear, carpet, ceiling light, wall mounted radiator

First Floor Bathroom

7'2" x 5'10" (2.2m x 1.8m)

Privacy double glazed window to front, floor and wall tiles, shower cubicle with thermostatic shower unit, toilet, pedestal, basin with mixer tap, toilet, wall mounted radiator

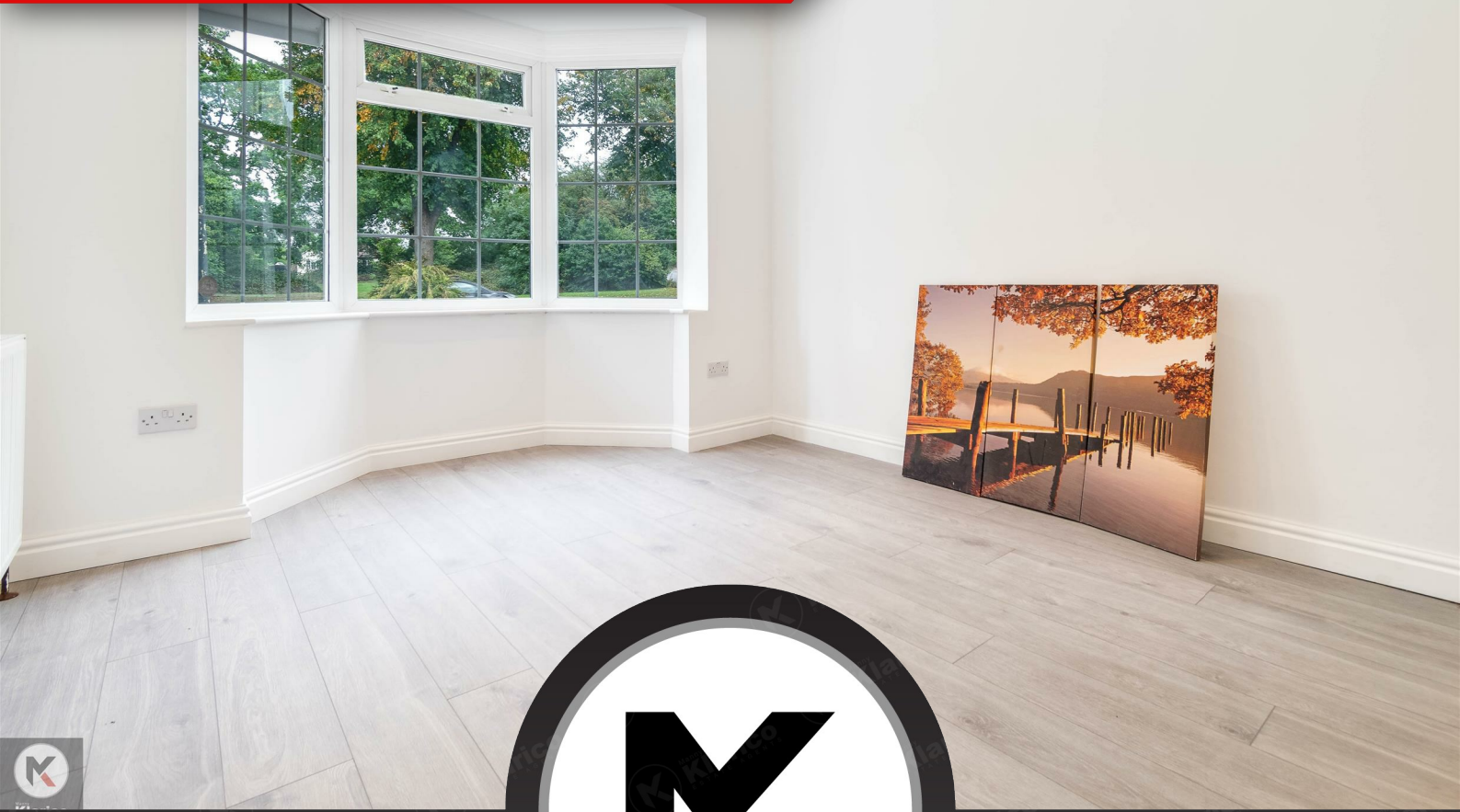
Rear Garden

Patio, fence panels to boundaries, rear garage, laid lawn

Directions



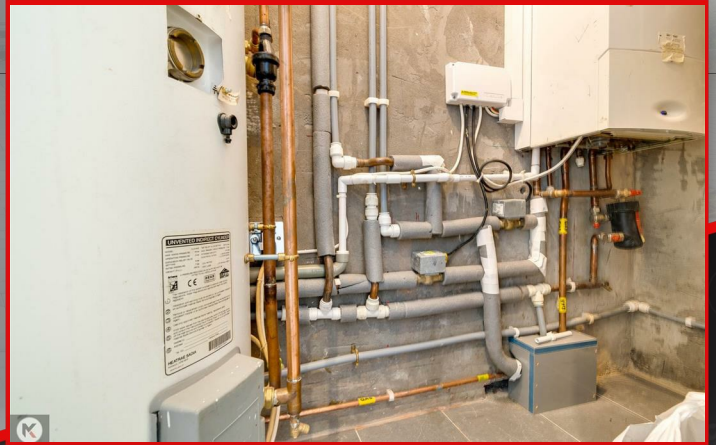
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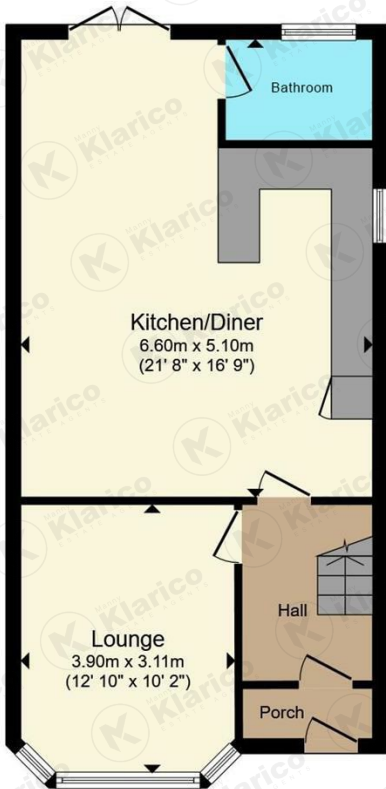


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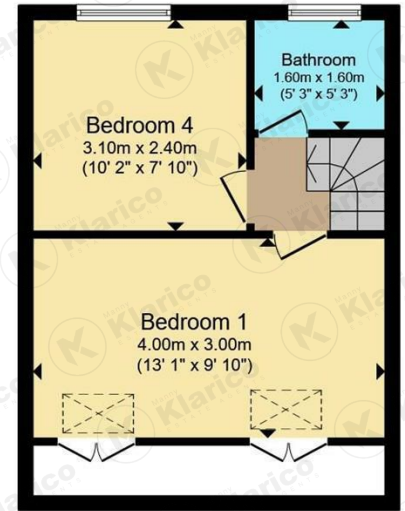




Ground Floor



First Floor



Second Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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